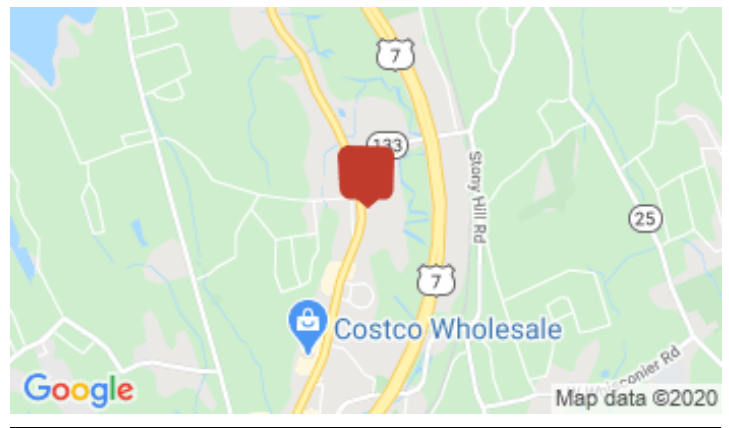
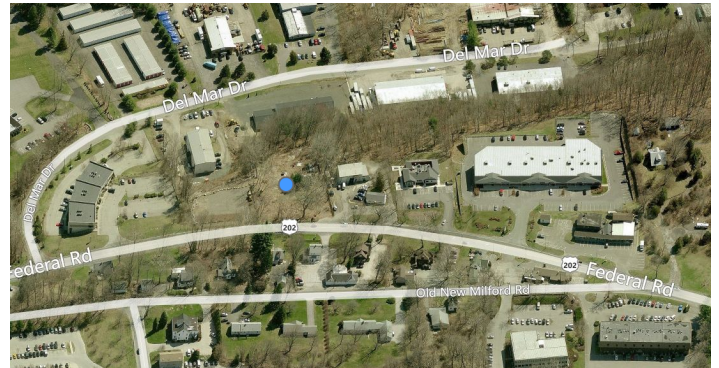


# 337 Federal Road - Brookfield

## 337 Federal Rd, Brookfield, CT 06804



Listing ID:	29541925
Status:	Active
Property Type:	Vacant Land For Lease
Possible Uses:	Office, Retail-Pad
Gross Land Area:	1.03 Acres
Lease Rate:	\$4,500 (Monthly) \$1.20 PSF (Annual)
Base Monthly Rent:	\$4,500
Lease Type:	NNN
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Tax ID/APN:	E13/035
Zoning:	IRC 80 / 40
Road Type:	Paved, 2-Track, Highway
Property Visibility:	Excellent



### Overview/Comments

This property is strategically located near the rapidly developing area between Costco and several newly approved shopping centers, medical buildings, condo development, and retail strip centers. Also near the YMCA and more than a million s.f. of buildings home to numerous local and national manufacturing and distribution tenants. This property was originally approved for a new Dunkin Donuts in February of 2014. Full approval is in place for 2,880 s.f. building with 28 parking spaces. The property is for "ground lease" with the approvals at \$4,500 per month NNN on a 20 lease term. Call J. Michael Struna today to discuss your retail land lease needs.

#### More Information Online

<https://advantagerealtyinc.catylist.com//listing/29541925>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



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